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### ELEVATOR APARTMENTS.

NEW TYPE OF RESIDENCES ABOVE FIFTY-NINTH STREET.

Pesigned for the Wealthy Primgrily, but There Are Many for Folks of Mod-erate Means -Changing Conditions of City Life Which Have Led to Their Introduction Some of Both kinds.

There are in Manhattan, above Fiftyninth street, approximately 450 apartment houses of six or more stories containing passenger elevators. All but a very few of these have been built within four years, the majority within the last two years. None of them contains suites for less than twelve families, while from that minimum their capacity rises to forty-two, with instances of accommodations for sixty to seventy-two or more families. The average capacity is probably twenty-one families and the rate of production somewhere in

the neighborhood of 100 houses per annum. In economic calculations a rule commonly observed is to estimate five persons to a family, which, however, does not include servants. A large proportion of the new elevator apartments is, indeed, taken by newly married couples, while not a few are occupied by bachelors of both sexes. A conservative estimate of the population annually provided for by new elevator apartment houses north of Fifty-ninth street would hardly fall below 10,000.

This multiplication on a grand scale of what in the northerly half of the borough is a new type of apartment houses, fev which represent an investment of less than \$150,000, is a good illustration of the effort which the city has to put forth through public and private enterprise to meet the housing requirements of its cumulative growth in population and industry. The community's growth is conditioned partly on the extension of transportation facilities into outlying territory, and the introduction of improved means of communication generally, partly on the construction of constantly taller houses.

The public and semi-public improve ments, including railways, bridges, tunnels, waterways, fortifications, and municipal and Federal buildings, now under way in the city or already authorized, call for an aggregate expenditure of \$700,-000,000. This outpour of money, while designed to relieve an already existing pressure of population and industry, serves increase further the rate of expansion by inducing an unprecedented volume of mmigration. With the Federal census figures in mind a conservative estimate of the city's present rate of growth in population would be 150,000 a year.

To provide for a growth of this magnitude by small homes in the suburbs, recent improvements in transportation have been so inadequate that nearly a third of the vast sum expended annually in Manhattan on residential housing is invested below Fifty-ninth street, where practically every new building erected replaces others of lower elevation and less capacity. In centrally located and preferred neighborhoods the life of a build ing is hardly over twenty years.

Indeed, in twenty years the great Wes Side, for example, has been built up from a waste of squatters' shantles to be, as a whole, the most distinctly high-grade residential quarter of the town, and yet it has begun to experience the process of reconstruction. Twenty years ago the value of all the building improvements on the West Side, between Fifty-ninth and 110th streets, did not exceed \$3,000. 000 dollars, a mere fraction of the amount now expended there annually Still many of the elevator apartments going up are replacing groups of small private houses.

These considerations make it clear that the current multiplication of elevator apartment houses is the result of economic the building industry. Investors have shown some hesitation about accepting elevator flats as a permanent type, despite their evident popularity with the tenant population. But in the light of the consideration cited it seems plain that elevator apartments have become the logical and economically necessary type of housing in the high grade residential neighborhoods with, of course, some notable exceptions, like the Fifth avenue section, and that they consequently represent a more stable in vestment with a slower rate of deprecia tion in the building, apart from the land than the elevatoriess flat and the private house. The history of the West Side affords a convenient example of the economic evolution by which the stage of elevator flats has been reached.

GROWTH OF THE WEST SIDE The building up of the West Side began to assume notable proportions in four years after the opening of the Ninth Avenue Elevated Railroad to Harlem. The movement started with small private houses in the 60s and 70s in the places where jots cost \$1,000 to \$8,000. Toward the northerly part of the West Side, at 110th street, values shaded off to \$1,500 and \$3,000.

The period of activity in the production of small dwellings lasted down to 1892, when few lots available for private resideposes remained that were quoted at less than \$10,000, while values ranged as high as \$60,000 for choice corners. Down to 1892 construction was chiefly of private houses, with an increasing proportion of five-story flats. The movement was originally directed toward the production of fifteen and seventeen-foot three-story dwellings that could be sold for \$10,000 to \$14,000 and rented at \$900 to \$1,200 a year, for these prices fall within the means of the bulk of the middle class of the population. But advance in on caused the four-story and values use selling at \$24,000 to \$40,000 and upward

When lot prices rose to \$7,500 and above it no longer paid to build houses for which only \$1,200 a year could be obtained in rent. On the other hand, the shifting of private house construction to a class in which rents ruled above that figure left the needs of an important and growing class of the popula-tion unprovided for. For this class the five-story flat was introduced. The fivestory flat, in town, with its more numerous tenantry and larger rentable floor space in proportion to area of ground site, yielded larger investment returns than the private house and consequently gained ascendancy in building operations after 1892, until by 1897 it had become the dominant factor in construction work on the West Side. The flat, yielding comparatively large at returns, further enhanced the value of land, thus compelling a resort to constantly costlier and more exclusive private house construction. But people who can afford to live in costly

and exclusive private dwellings do not fancy proximity to the populous tenantry of flat houses, and the multiplication of flats, therefore, tended to restrict the pro-duction of private houses in two different but equally effective ways. This tendency has been modified by legally restricting and in certain localities to private houses, otherwise it is of general application The private house is economically safe from the intrusion of the flat only where invest-ment returns cease to be a consideration and on land so costly that flats no longer pay, a point which, in the case of the highest type of elevator flats, that is, the apartment hotel, is reached at about \$75.00 m but otel, is reached at about \$75,000 a lot FIRST ELEVATOR PLATS VERY COSTLY. The continuing upward trend of land

the investment returns from five-story flats until an incentive arose to build higher, which necessitated the use of passenger elevators. The first elevator flats were costly structures, located on choice sites, as in Central Park West and Fifty-ninth street, facing the park, and contained independent generating plants, requiring the employment of one and often two licensed engineers, besides firemen and elevator operators.

operators.

The new apartments were luxuriously planned and located in exclusive neighborplanned and located in exclusive neighborhoods, and they commanded generous rents, which made them financially profitable, despite heavy operating expenses. Their undoubted success demonstrated that if, with reduction in operating expenses, a style of elevator apartments somewhere between the common five-story flats and the very high-priced elevator flats could be constructed. vator flats could be constructed, they would appeal to a numerous class of tenants. This demonstration led the electric lighting companies to extend their power con-duits into the residential sections, so as to supply there, as in the mercantile secelectric power for passenger ele-

vators.

The first apartment house on the West Side, above Fifty-ninth street to be supplied with power from the street was a six-story flat at Riverside drive and Eighty-third flat at Riverside drive and Eighty-third street, to which the current was "out in" on Aug. 27, 1897. About the same time power was extended on the East Side, where none had previously existed above Thirty-sixth street, and in a brief period the northerly part of the island, including Washington Heights, was served with cheap motive power for passenger ele-vators.

Besides being comparatively inexpensive electric power from the street rendered engineers and firemen unnecessary, a junitor with his assistants meeting the simplified operating requirements. Operating exoperating requirements. Operating ex-penses were reduced to a point where com-petition for tenants could be successfully petition for tenants could be successfully carried on, not only with private houses, but also with high-priced, five-story flats, and the eventful ascendancy of elevator flats in preferred neighborhoods became merely a question of time.

In 1897 plans were filed for eight seven-story flats in Manhattan above Fifty-ninth street; in 1898 thirty-four were projected at an estimated cost of \$4,485,000. In the following year the number rose to 100 and the

an estimated cost of \$4,465,000. In the following year the number rose to 100 and the estimated cost to \$12,674,000, and this rate has since been maintained if not exceeded. The extension of electric service uptowing ave a tremendous upward impetus to lot values, and at some big auction sales of West Side lots in the spring of 1898 and 1899 prices were obtained which astonished observers who had either failed to note the logic of the transition from elevatoriess. the logic of the transition from elevatoriess to elevator flats or had underestimated its importance. Acre property on Washing-ton Heights, without streets or city improvements, has recently been selling at the rate f \$10,000 a lot, and the level of land values here is higher in advance of any transporta on whatever than the level which obtained in the West Side several years after the levated road was opened.

BUILDING LAW OBSTACLES. When speculative builders, on the in troduction of electric power uptown, be-gan to turn to elevator flat construction, they were met by certain obstacles in the Building law. To build fireproof was expensive, implying high rents. But the Building law did not permit the construction of semi-fireproof buildings higher than 75 feet, and then only on streets more than 60 feet wide.

The framers of the law had fixed the leavation for semi-fireproof structures at

elevation for semi-fireproof structures at 75 feet, with a view to providing room for six stories. Six stories, however, were not an inviting proposition from the in-vestment point of view in the case of ele-vator apartments, and, by skimping the height of the rooms and other drastic measures, builders managed to squeeze seven stories into the 75-foot elevation. Seven stories could not possibly be secured, how-ever, on 60-foot streets, where the semi-fireproof elevation was limited to 70 feet, and so, although construction commonly proceeds from the less expensive to the more expensive lots, semi-fireproof ele-vator flats were at first erected almost

vator flats were at first erected almost exclusively on the avenues and the few broad streets of exceptional width. The result was cramped apartments, and the rents, though very much lower than in the original self-contained elevator flats, were still comparatively high.

The new building code which went into effect on Dec. 23, 1899, permitted the construction of seven-story, semi-fireproof flats, not above eighty-five feet in height, without regard to the width of streets, and under this law most of last year's and this year's elevator flats have been constructed, although it in turn has been evolution and not of a temporary fad in | constructed, although it in turn has been code of 1899 was extremely beneficial. By making cheaper land available it further reduced rents, and, besides, enabled the construction of roomier and more architectural houses. The most recent apart-ments are generally superior to those con-structed several years ago, for experience

has developed a type more perfectly suited to changed requirements.

The early houses followed the pattern which had become stereotyped for five-story flats or took their models from Eu-ropean architecture. They were deficient, not only in the height of living rooms, due to exigencies of the Building law, but also in the matter of outside light and air. But it has been found that excellence of But it has been found that excellence of plan proves a profitable investment, and the newest apartments make generous provisions for light and the practical ap-plication of scientific sanitation. European models, initiating massive inclosed brick and stone construction, with small windows, have been discarded for designs fraukly admitting skelton steel

or designs frankly admitting skeleton steel construction, with large windows and wide air courts. Every successiveseason's pro-duction has disclosed novelties in fitting and equipment, designed to increase the confort and convenience of the residence. This year's novelties include stationary marble kitchen tables, newly patented sanitary garbage closets, and recessed cupboards of marble in the marble wainscot over the lavatory in the bathroom, as well as lavatories with recessed marble cuppards in every bedroom.

ASTOR MODEL APARTMENTS. Perhaps the most conspicuous examples of the highest achievement in apartment

house construction are to be found in the Graham Court, belonging to W. W. Astor, on Seventh avenue, between 116th and 117th streets, and in The Turrets on the 117th streets, and in The Turrets on the south corner of Riverside Drive and Eighty-fourth street. The simplicity of design in the Graham Court, expressing frankly the uses of the building, has been much admired by writers on architecture. The building is in the form of a quadrangle of eight stories, surrounding a court of 79 feet wide and 108 feet deep. Every room in every apartment is lighted either from the street or the court. The apartments are arranged in suites of eight to eleven reoms, including a foyer hall, the smallest rooms, including a fover hall, the smallest of which is 120 feet square. Entrance is through a Romanesque arch in the middle of the avenue from to the interior court and thence to elevators in each angle. There

are six independent tradesmen's and servants' stairs and elevators giving direct access to the kitchens.

The Turrets, just about to be cpened, is a seven-story structure containing suites of from ten rooms and three baths to twenty rooms and six baths and the rents range from \$2,000 to \$10,000 a year. Among its novelites are a white marble swimming pool, 30 by 50 feet, a ully equipped gymnasium, a billiard room arge ball room, banquet ball, bowling busses run to the elevated stations and are at the disposal of the tenants. Proision has been made for charging, storing and renting automobiles. There is a barber and renting automobiles. shop and a general house laundry

DESIGNED FOR WEALTHY FAMILIES. The building has been designed with view to meeting the demands and require-ments of wealthy families leaving the lower Fifth avenue districts. The twentylower Fifth avenue districts. The twenty-room suites occupy each an entire floor, affording more room than a five-story resi-dence. These large suites consist of a fover hall, reception room, billiard room, library, dining room, conservatory, five chambers, with boudoirs, and dressing rooms, five private bath rooms, nursery, sewing room, three large double servants rooms, servants' bath rooms, servants laundry and drying room, servants' dining room, kitchen and butler's pantry. The smallest suite consists of free The smallest suite consists of ten rooms and three bath rooms. The drawing rooms are finished in Circamian walnut, and the

libraries in Austrian oak. There is a large mantel, with seats at the sides, in the li-braries. Dining rooms have the walls wainscoted to the ceilings, with ceilings panelled and beamed in San Domingo mahogany, and in the panelling of the wainscot safes are concealed for storing silver.

The bath rooms and kitchens have floors. walls and ceilings of white marble. The roof frontage on the drive is used as a sun-parlor, being enclosed with glass and grow-ing palms. The servants' quarters have been planned in a wing on each floor, thus obviating the objection of having the servants' rooms opening directly from the

LESS EXPENSIVE TYPES

To attempt to select examples of less expensive apartments would be a difficult matter. The difference between them and those cited is chiefly in the matter of room and style, including the small difference in the element of risk between fireproof and semi-fireproof construction. The less expensive apartments counting every assertial pensive apartments contain every essentia contrivance for convenience and comfort, and are quite as cleverly planned, with proportionately equal reservation for light and air. The rents in preferred localities range from \$900 to \$3,000 or \$4,000 a year, although instances of lower rents are far

from uncommon.

The West Side has relatively the largest number of elevator apartments. Harlem, immediately north of the Park, has been pretty well built up with them, and many, chiefly of high grade, are located in Madison avenue. avenue. A number of inexpensive houses have been erected on Washington Heights and in Harlem Plains north of 125th street. A great building movement in elevator houses is in progress in the middle section of the city, south of Fifty-ninth street, but most of the new houses there are of the hotel type, without housekeeping facili-

RENTS ON A PERMANENT LEVEL. Rents for elevator apartments are now much firmer than they were last year, and have probably found their permanent level. The high price of building materials last year caused a curtailment of construction work. This curtailment also benefited private houses, which had previously the state of the stat ously feit severely the competition from the rapid multiplication of high-class apart-

With the diminishing activity in private house construction currently noted throughout the city, except in what may be termed he Fifth avenue section, where minimum of values are about \$75,000, the new ele-vator apartments will affect hardly much vator apartments will affect hardly much further the patronage of private houses. Private houses will gradually cease to be held as investments, and will be increasingly reserved for owners' occupancy. That apartments will have little need to compete with private houses for tenantry, once an equilibrium of rents has been established, is suggested by the fact that the number of marriages recorded in Manhattan last year was 21,979 as against 16,144 in last year was 21,979 as against 16,144 in both Manhattan and The Bronx—old New York seven years ago.

#### REAL ESTATE NEWS.

C. K. G. Billings, former President of the People's Gas Company of Chicago has bought through L. J. Phillips & Co. a tract of about sixty-five lots on the west side of Fort Washington Ridge road, just above 195th street, The property, which fronts \$22.10 feet on he former and 197.5 feet on the latter thor oughfare, was owned by five directors of the Yorkville Bank. The same brokers have also sold to Mr. Billings for Frederick Beck a plot on the opposite side of Fort Washington Ridge road, with a frontage of 225 feet and about 400 feet in depth. Mr Billings, who is a multi-millionaire, intends to improve the property with a handsome residence, and as he owns a string of horses, he will include a stable in the improvements. Both parcels combined contain about 100

Slawson & Hobbs have sold for William F. Havemeyer, to a client for occupancy, No. 43 West Sixty-eighth street, a four-story stone-front dwelling, on lot 18x100.5.

Janpele 4 Werner have sold to Leon A.
Liebeskind the two lots, 50x99.11, on the north side of 129th street, 100 feet east of Eighth avenue. The buyer will erect a six-story apartment house.

There are no auction sales scheduled for Monday at the Real Estate Salesroom, 111

Broadway. Real Estate Transfers

South of Fourteenth it. ton st. c a, lot 12, map |

day Sus67.3820.3872.2 Mary Colgain to Edward Colgate, 5 part, r s 14 WENT SIDE. West of Fifth ac between Fourteenth and 110th sts...) (West of Fifth at, between Fouriers and 110 62d st. 231 W. 23a100.5; Flora Hirsch and ano to Lena Moses, mure \$15,000 107th st. s. 200 e Broadway, 575a100 11; Mamie P Klipatrick to Morningside Realty (c), r. \$12,25, mtg. \$180,500 Broadway, n.w.cof 108th st. 201 10 to 109th st. 2100; William H. Willis, referee, to Jacob D Butler, r. \$16,25, mtg. \$463,750 HARLEM.

(Manhattan Island, north of 110th st.) (Manhattan Island, north of 110th it.)

113th st. n.s. 95 e Manhattan av. 50s201.10 to
114th st. Charles T Howley to Helen D Irona
and ano, r.s. \$15, q.c.

BRONX.

(Borough of The Bronz.)

map Laura Varian, City Island, John lingal and ano to Frank Island, mige \$950

Lot 3, map Latra
G. Fingal and ano to Frank Isarton, inter
\$425.

Minneford as: s.e. cor Beach as: 50x100. City
Island: Annie C. King et al to John F. Condon,
r.s. \$1.

Beekman as: n.e. cor Island st. ruins e. to
Cypress as: x. n. 100.6x w... to e.s. Beek
man as: x.e. too; William R. Beal Land Improvement Co to Henry F. A. Wolf, correction
deed, b. and s.

Fort Washington Bridge Hoad, centre line,
lot 3, map survey judgment. Real Estate
Trust Co vs. Jacob T. Scagravect al.
Lot 4, same map. Frank A. Tlerney to Catha
nine Shea, rs. \$3.25.

Bathgate as: w.s. 133.6 n. 182d st. 36.6x46.
Earl S. L'Amoureus to Magdalena Pasa
hols, mige \$20.832.

Tebout as: e.s. \$2.4 s. Highbridge Road,
former lines 34.5x17.6x39.7x72. William
H. Valentine to Charles W. Vreeland and
ano, all liens.

Same property. Mangaret F. Vreeland to WillLength and Length all liens. ano, all liens.

Same properly Margaret F Vreeland to William H Valentine, all liens.

Lot 94, map Undereilf Terrace. Morris Height John E Smithers to Margaret Smithers, rs \$2, mige \$470.

Church 84 or Kingsbridge av. w s. 200 n Webers lane, 13.6x150; Sarah J Singer to York, r s 50 cts

MISCELLANEOUS. All property of which Frances E Johnstor died seized, Charles E Barritt and and heirs, to John J Johnston, q c.,...

Recorded Leases. 7th st. s.s. 216 w Avenue B. 25x90: James R. Roosevelt et al. trustee, to George Bremeler,

Recorded Mortgages. South of Fourteenth #1 [Where no interest is stated, read 5 per cent.]
roadway, 369; Henry I Hart to John Houles
ton, an undivided interest, 2 yrs, 6 per cent. \$2050

East Side. 78th st. n s. 562.6 c Park av. John T McCall to Mary J Bodine, 1 yr to Mary J Bodine, 1 yr BHON X. (Horough of The Bronz.) ots 169 and 170, map Hudson P Rose, se-tion 2, St Raymond Park, Julius E Patter gill to Hudson P Rose, due Aug 1, 1905

4 per cent.
16 map Hudson P Rose section 2 St.
Raymond Park, Emil Prazak to Hudson
P Rose, 6 yrs.
108 106 and 167 map section 2 St Raymond
Park, Anna Prazak to Hudson P Rose. esi si, s w s, lot 12, map Wardsville, Wrst Farms, William Steinmetz to John Weeks, Farms, William Steinmetz to John Needs, 2 yrs, 6 per cent. 2 yrs, 6 per cent. 2 yrs, 6 per cent. 8 Kaeppe to J.C. Julius Langbein, demand, 6 per cent.

Assignments of Mortgages. Brague, Stephen B, to Susan Q Chambetrugman, Albert F, to Cornelia A Kneeland,

extra.

Same to same.

Chambettaz, Susan Q, to Stephen B Brague.

Nicoli Janes C, and ano exers and trustees,

to Fancher Nicoll as trustee.

Toucry, Donald B, to the Twelfth Ward Bank.

The Brown Realty Co to Donald B Toucry.

Building Loan Contract. 4th st. 28-30 E. Louis Lemaire loans Frank 149th st. n s. 170.3 e Morris av. 25180 Mar-tense B Story, trustee, loans Raphael Availone



WANTS.

Noned preferred, on Greenwell averaged west 10th, 11th or 12th at, have quick purchaser CHAS, GRIFFITH MOSES & Isro., 1666 Amsterdam, Av.—Want a private house on the morth side of the street between 10th and 30th sts. Also, a private house in the 7th on the West Side in exchange for new flat on Amsterdam av. Also, lots on Washington Heights in exchange for choice flat and store property on 3d av.; equity 45,000.

WM. HENRY FOLSOM, 14 West 29th St.—Wants a free and clear country place in vicinity of Elizabeth, N. J., in exchange for four-story 22 foot house on 74th st. near Columbus av.

DE SELDING BROS., 146 Broadway—Want old tenements cheap for prompt buyers. Also, for family of four adults, from Oct. 15, a house with large rooms and some ground, within 45 minutes of 42d st.; Westchester county preferred, rent about \$1,000. Also, a modern house with a least 10 rooms on Long Island Sound or Hudson River, with stable and boat house, to rent furnished or unfurnished.

JOHN DAVIS, 7 Pine St.—Wants a plot with a loan suitable for the erection of an apartment hotel, good location.

suitable for the erection or good location good location.

"LAND a WHITING, 5 Beekman St. - Have a CLAND a WHITING, 5 Beekman St. - Have a publication of the state of the sta

### REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY.

WANTS AND OFFERS.



lots in 23d or 24th ward in exchange for equity of \$25,000 to will ren'ed apart cent noise in choice location. Also modern spertners house in Harlem having equity of \$75,000 to \$80,000, in exchange for corner plot on at Nicholas avoidese to L station at 125th st. and \$th av. FOLSOM BROS. 35 Broadway—Want a prive house at least 20 feet wide on the north side of 1 street not above 30th st. about \$25,000. At investment property along the line of 5th av. Broadway or on Heraid or Long Acre Squs leased to one tenant and showing at least a 1 cent net. Also, Ninth ward tenements, old fas boned preferred, on Greenwich av. Charles st. West 10th 11th or 12th st. have quick puretas at CHAS. GRIFFITH MOSES & MGO. 1000 Amoterida Av. Want a private house on the north side.

OFFERS.

HAS, GRIFFITH MOSES & HRO., 1960 Amsterdam Av. Offer a desirable piece of investment property on Amsterdam Av. It the value of the tot. Also, acceptant piots along the line of the new trolley road on upper Broadmay is ingustridge and, at bargain boths, fully rented and paying a big income, at a marghin, to close an estate Also, three three family flats with stores in best part of Harism all rented will sell at a bargain lake, three three family flats with stores in best part of Harism all rented will sell at a bargain Also, three currers on Broadway at 184th and 187th 8ts, single lots at a bargain to quick buyer. Also, several fine piots of lots on Washington Heights at attractive prices.

M. HENRY FULSOM, 14 West 25th St.—Offers a plot of two lots in the loss near fan av., suitable for factory or sable, excellent situation for advertisting purposes for sale cheep. Also, a 21 food private house in the 80s, hear Broadway. Offer a three story private house in the 80s, hear Broadway. Offer a three story private house on 30th st., near still account of the story private house in the 80s, hear Broadway. Offer a three story private house in 30th st., near still av., and a three-story private house in 2000. Also, Shayevand at a lost in sell at your own list of half reasonable.

SELLING BROSS. 149 Broadway. Offer a piot of 25 lots on Gramerey Park, cunning through to hear thock, pres. Mosement and rented so as to show good investment sacrifice. Also, a three-story private house on 28th st., near 5th offer a piot of 25 lots on Gramerey Park, cunning through to half a property in part basinent. Asso. Central Park Wed. plot of 171st, including through to hear block from a pictual distered in which property in part basinent. Asso. Central Park Wed. plot of 171st, including the entry week.

L. KENNELLY & CO., 7 Pine 8t Offer in marchale lings tweet. dam Av. Offer a desirable piece of investmen

Food location

ULAND & WHITING, 5 Beekman St.—Have a cash customer for a business property well rented: \$75,000 to \$100,000. Also, want small business invasiment property, at \$25,000 to \$30,000.

Letter the season of the seaso 27th st. s s. 350 e 6th av. 25x88.9; Charles 16.00 Pitcher vs Reba eiher
220 st, 526-546 W. William F Crane vs James
and William Lyali
422-22 Borough of Brooklyn Sale or Rent

Satisfied Mechanics' Liens. 

Foreclosure Suits. Washineton av. e.s. 100 n 163d st. runs e 125x s 50s w 53.8 to Brook av x n w 92.2x n 1.2 Katharina Pole vs Anna Jung, attys, Poster & Speir.

Plans Filed for New Buildings. (South of Fourteenth st.) 5th av. 47 improvement to dwelling Wil-liam Gray Park, premises, ware ... S. Bell, 35 Nasau at architect cost Monroe at, 124, improvement to tenement; J. J. Goodman, 110 Henry at, owner, B. W. Berger, Bible House, architect, cost.

BRONX BRONX.

(Borough of The Bronz.)

Bathgate av. 25 s 174th st, one-story store: Diedrich Pohndorf, premises, owner. Will Birkmire, 396 Broadway, architect cost.

159th st. s s. 114 e St Nicholas av. four-story atable. T. J. McGuire, 968 St Nicholas av. owner. E Wilbur, 217 W 125th st, architect. Cost.

Courtlandt av and 149th st, n e cot. Improvement to dwelling and store. Angello Manello, 680 Eagle av. owner; W. C. Dickerson, architect. cost.

City Real Estate.

J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers. NO. B3 WEST ASD STREE

A. W. McLAUGHLIN & CO. Brokers and Dealers in Mo tgages. 128 BROADWAY.

Borough of Manhattan-Sale or Rent. Above 14th st., 5th av. to East River. 101ST ST., NEAR MADISON AV. Fire-story light brick three-family apartment house, size 25a85a100, price 522,500; rents for \$2,520, in very good condition, open plumping, new house; a chance.

JOSEPH LAWRENCE,

734 Lexiegton av. Above 14th St. - 5th Av. to North River. WEST 44TH ST. near Broadway Four story brownstone, 202682100, price \$38,000.
Also, 43d st. near Broadway, a similar house; price \$35,000.
Also, 45th st., near Broadway, similar house, \$30,000. Also, West 58th at. price \$30,000. Also, West 20th st., near 5th av., 252752100; price ASHFORTH & CO., 1500 Broadway.

ASHFORTH & CO., 1500 Broadway.

70TH ST., 311 WEST - Three-story stone residence, 192502100, decorated and gas incures, butler pantry extrension. Apply on premises or as below Al-SO.

A7TH ST., 112 WEST. Near Columbus Av. Four-story stone and brick residence 17.63,602100, bathroom extension, decorated and gas fixtures. Apply J. A. R. DUNNING, 141 Broadway. Telephone 1,083 - Cortlandt. AMSTE DAM AV. near 72d st. Splendid new corner 7 story apartment house; 28 fiats and stores, size 100x102; every known modern improvement, rents 338,000, price \$380,000 folio 123; finest corner on West Side ASHFORTH & CO., 1509 Broadway

MORNINGSIDE AV., near 123d st. A superb block front elegant new apartment houses, 204 ft. front by 96x100 ft. do apartments, 7 and 8 rooms, bathrooms rentals \$38,000 price \$320,000; mortgage \$120,000. ASHFORTH & CO., 1500 Broadway. Broadway.

ANTERDAM AV. near 86th st. 102 feet on ave. by 75 feet 4 stores, an elegant 5 story new apartment house, 5 to 12 rooms and batarooms, electric elevators, every modern improvement, price 188,000, all rented 12 per cent (folio 128), about \$20,000 cash required. ASHFORTH & CO. 1509 Broadway.

5TH AV., near 23d st. Magnificent corner, 78t 15. price \$500,000, ASHFORTH & CO., 1509 118. price \$500,000. ASHFORTH & CO., 1509 Broadway.

5TH AV. near 52d st. Spiendid hotel and apartment house, 200x100, price \$1,200,000. ASHFORTH & CO., 1509 Broadway.

AMSTE DAM AV., near 56th st. Five story brick apartment house and 4 stores, all rented, 100x75, price \$155,000. ASHFORTH & CO., 1509 Broadway.

FOR SALE AT A SACRIFICE. Three-story and basement high stoop brownstone dwelling, 16.41 102, situated 115 West 82d 81. BIG BAR AIN in Riverside Drive residences finest section, fine opportunity. R. W. APPLETON, 7 Pine st.

Machington Heights, Above 125th St., West of Sth Av. HOME SEFECES! Take a look at and get bat gain prices. St. Nicholas av and 188th st. siz eig gant bluestone, swell from houses, fine view best value for price on Heights high steep, 2 story has been, cellar, terms to suit. Elegant decorations just competed will RENT if for soid E. B. TREAT, owner, on premises, or 241 West 2ad.

Borough of Brooklyn-sale or R nt. FOR SALE \$1,000 cash, balance \$2,050 on mortgage, nine-toon frame house, opposite out office Building, on Adams St., rented \$360, lot. 25x10, RUSTIN & ROBBINS, 24 Court St., Brooklyn. FLEGANT STORE, cor. Flatbush av and Haw thorne st. size MATO, No. 1 opportunity of first class grocer of druggist, location fine. H. S. STEWART. 261 Flatbush av

512,500 Folk SALE, factory, dwelling and first-class Mable in one of the best localities of lirooklyn. Apply HULLERS' EXCHANGE, Knickerbocker and De Kalb avs., Bruoklyn. BLOCK NEW BRICK APARTMENTS 6 rooms, bath, \$15 up, 50 minutes out. See januor, 147 Albany av., or Mr. ARTHUR, 140 Broadway, New York Prospect av. s. w. cor Dawson st. 26 6295. J
Sternschuss-6 Son vs John Doc.
Sternschuss-6 Son vs John Doc.
103d st. s. s. 402 e ist av. 352150; Louis L
Cavinato vs the Hallem Market Co. 184. 2,378.00

bath, \$15 up. 30 minute s out. See janitor, 147 Allians, 42. Allians av. of the Bany av. of Mr. ARTHUR, 149 Broadway, New York
Brooklyn Factory and tenement property free and
clear growing in value as the new bridge to Brook
is near competitor. Apply 193 Greene st. near
Brooklyn Factory and tenement property free and
clear growing in value as the new bridge to Brook
is near competitor. Apply 193 Greene st. near
Bleecker, Mannattan, ground foor.

Citu Real Grate.

PROSPECT PARK WEST. CHARLES HART, finding, is offering for sale, ghi private dwellings on Prospect Park West fire orner Fifth st. and three corner Seventh st. corner Fifth at and three corner Seventh at.

These houses are without exception the finesa built longs on the Fark Slope and can only be appreciated by an inspection of the same rewarded by an inspection of the same rewarded by the leading features are Brownstone, laid on its natural bed hardwood frim throughout parquet floors. J. L. Mott open plumbing; electrically and all other modern improvements, each house contains in sooms and two baths and are 20 feet wide by 76 feet deep.

Apply at the bouses or office of

CHARLES HART. Pourth av ... corner Degraw st . Brooklyn. Tel., 77 Prospect.

RY & LYLE. 1550 FULTON ST.

TO LET - HITCHINGS'S HOMESTEAD: superior old colonial residence on Kings Highway and East 23d st. fivoshiya, at moderate tental, it large rooms; great hall astic and cellar, furnace, running water; large barn and outbuildings, fine shade trees, about three acres of ground. Al.SO, FOR SALE, 200 graded lots, beautifully situated, at argain prices; high ground, well drained salibrhous, good neighborhood, restricted low taxes, values rapidly increasing, good railway connections with and only thirty minutes from New York, one year's rest of an apartment in New York will secure ownership of plot, 40x 100, worth, in three years, at least trelle present cost; purchaser can make no mistake; easy terms. Address HECTOR M. HITCHINGS, owner, 100 William st., New York.

Worth Looking At. COLLINS' CORNER HOUSE.

Athlay, so, w corner ist at the only one left of six; 4 story and basement, has the handsomest dining from extension on the Park Stope, has large billiar's from and breakfast room in basement, beautifully hished in choice hard woods throughout, the laters

\$300 Down, \$45 Monthly, BLY FLATBUSH HOUSE.

C. W 'LACK, 74 WALL S . NEW YORK PARK SLOPE Modern three story lime stone dwelling, with two-story extendion, 12 moons 2 baths, foyer hall, hardwood fisors, back staircase to account floor, in midst of \$20,000 houses; two blocks from Park positise bargain at \$15,00 easy terms. For all Park Stope bargains and property consult the two at C. E., 244 Fastbush as

Two-Family Houses.

For sale, Houses of 15 fooms with all modern in provements and up to date conveniences open plants ing, hardwood finish, &c. location vert pest in Fig. bush.; convenient to six lines of cars. M. M. I.A. Fifth. on premises. 312 Fast 21st st. cor. Avenue C. Flatbush

BETTER THAN A HOUSE.

220 Willoughby av , near Steuben, 4 stort staff trownstone flat, 20x65x80 rented at \$804 GEORGE L MOORE, 202 DeKalb Ave. FACING PROSPECT PARK. it white lines one readeness representation for comfort have also exand busement white limestone dwellings on place near Flatbush as, which are overed at ate prices Apply CHAS, G. Ph. L. M. Son, of less.

ONE MONTH FREE. JNO. S. MACGILLIVRAY,

311 Seventh Averue ELEGANT SINGLE PLATS, 261 and 165 Platwish av., fronting St. Mart's Square 24x72. Tan inage, well ventilated rooms all improvement enter of F. W. A.T.E., owner, and see plans a 2 N ssau st. N. Y. or H. STEWARI. 201 Flamsh av. Brook or 1.

\$100,000 and and moregage, sums \$1,000, \$2,000, \$5,000

HORATIO S. STEWART,

NEW MODERN APARTMENTS. FOR RENT Seven rooms and both hard wo

ALL FOADS LEAD TO US. 2 Family House, proven all improvements a a state of the protection of the protectio

ONLY \$22 Rental reduced Clinton ar, new dyrtle, 7 from a rect improvement steam heaterest availabled, good location. It minutes Manhattan, Billkilly & Highten, 416 Myle av. corner Clinton. Branch office, 1471 Bedto open evenings. BEAUTIFUL 2: TOWN AND A EMENT TWO STORY AND BASEMENT BROWNSTONE

price, \$5.500, open Numbers new devotations, peater class doors. 2 blocks park entrance ROBER WARD REAL ESTATE CO., 181 Remsen st., Broos WARD REAL ESTATE CO., ISI Remaser St., Broos by 6.

ARDEN SPACE OF BROOKLYN.

56,750 close estate three story basement, frame: surrounded by Alapson bouses. Dean St., pear Nowfrand av. Reflect WARD REAL ESTATE CO. INI Remaser St.

IN FLATBUSH—A emplete Jordon house, with very improvement and declicitful autrounding.